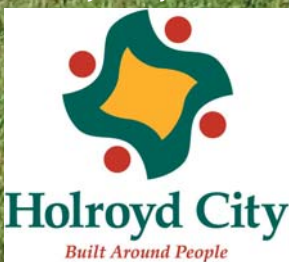


Bathurst St. Park

Plan of Management

Prepared for:
Holroyd City Council



March 2007

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1. INTRODUCTION

1.1 Background

In association with the NSW Local Government Act of 1993, Local Councils are required to prepare Plans of Management for all Community Land, to ensure it is effectively planned and managed.

Community Land as defined by the Act, may be categorised as:

- Sportsgrounds
- Parks
- Natural Areas
- Areas of Cultural Significance
- General Community Use Areas (including drainage reserves)

Under these requirements, Bathurst Street Park, Greystanes is categorised as a 'Sportsground'. A Sportsground is defined as an area used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

Categorisation of the Park within the terms of Local Government regulations assists Council to formulate objectives for the long-term management of this open space resource.

The core objectives for management of community land categorised as Sportsground as identified by the Local Government Act are:

- (a) Encourage, promote, and facilitate recreational pursuits in the community involving organised and informal sporting activities and games;
- (b) Ensure such activities are managed having regard to any adverse impact on nearby residences.

The key objective of this Plan of Management (POM) is to guide future management and development of Bathurst Street Park within the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Holroyd City Council (HCC).

The park has two main street frontages with entry for pedestrians and vehicle parking on Bathurst Street and a residential street frontage to Ballina Street (refer Figure 1.1).

The park currently provides recreational facilities including:

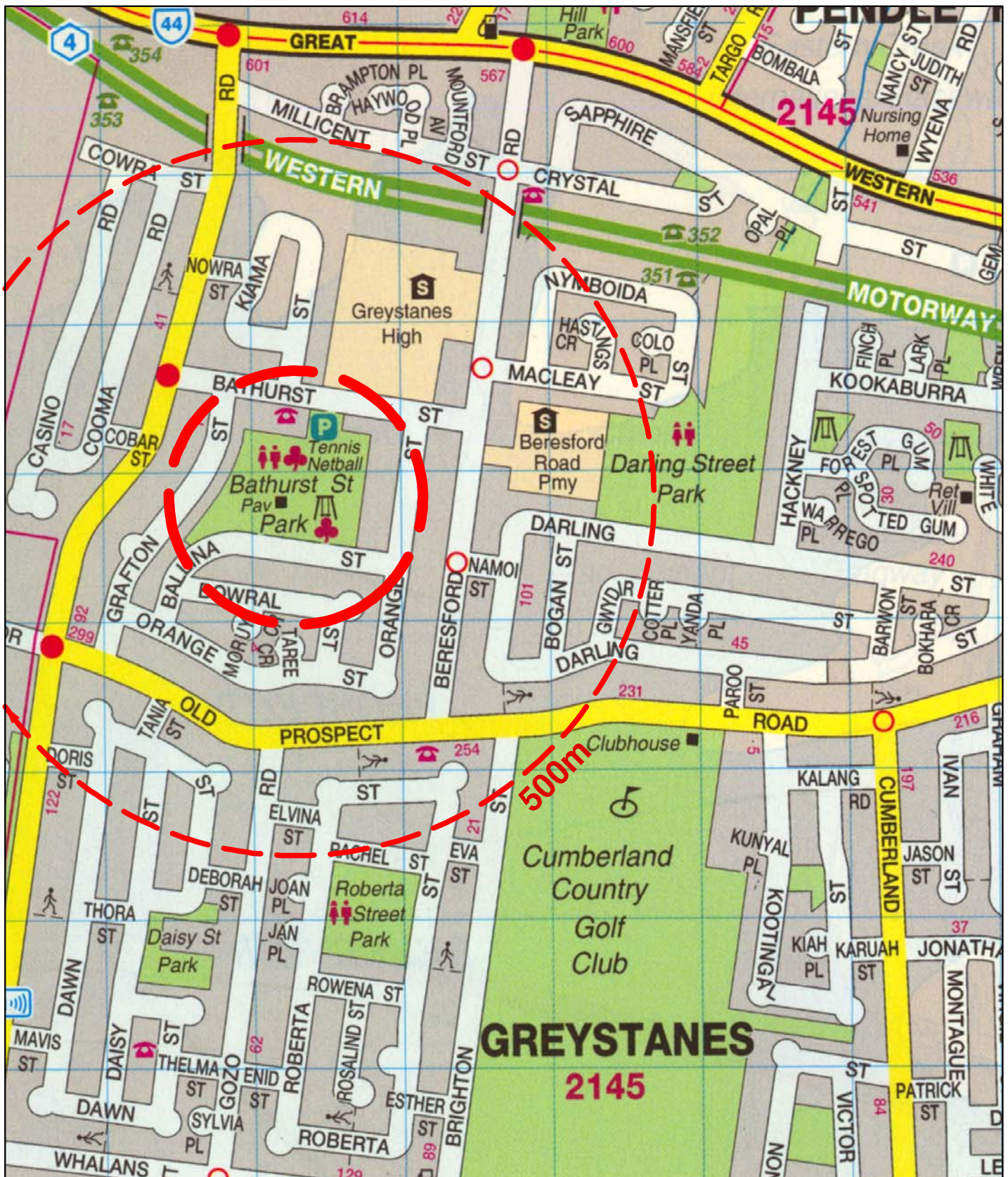
- soccer field
- netball courts
- cricket pitch
- tennis courts

The Park also provides amenity for passive recreation with play equipment, picnic facilities and relatively attractive landscaped areas surrounding the playing fields. The facilities attract key organised user groups. It is important to ensure that future development and management of the Park effectively responds to community expectations and requirements of both these organised groups and the general public.

Specifically this Plan covers land shown in Figure 1.2 and as listed in Section 1.2 Study Area at a Glance. Relevant property details for the park are listed under Council's asset register database (TAMS). In addition this plan covers any other areas of Community Land acquired and developed by Council as part of this park during the period in which this POM is applicable.

LOCATION PLAN


Figure 1.1




Source: Sydney UBD 2005



Legend

 Lot boundary

 Lot number, date dedicated to Council

1.2 Study area at a glance

The table following summarises existing features and management of the study area.

Item	Description
Site Name:	Bathurst Street Park
Address:	Bathurst Street, Greystanes
Ownership:	Community land owned by Holroyd City Council
Community land categorisation	Sportsground
Care, control, management:	Holroyd City Council
Area:	55,609m ²
Zoning:	6 (a) Open Space
Conditions of park:	General park condition is good
Maintenance:	<p>Holroyd City Council:</p> <ul style="list-style-type: none"> ▪ grass mowing ▪ maintenance of grass areas and tree planting ▪ general maintenance, repairs and garbage removal ▪ play equipment inspection and repairs ▪ maintenance of Fencing ▪ maintenance of Floodlighting ▪ maintenance of Irrigation ▪ maintenance of all Buildings ▪ Sweeping of Tennis & Netball Courts <p>Greystanes Soccer Club Incorporated:</p> <ul style="list-style-type: none"> ▪ Line Marking
Assets:	Soccer/Cricket Amenities Building, Tennis Amenities Building, Hall(Playgroup), Equipment Store Building , Toilet Block, Soccer field, Netball courts (2 No.), Tennis courts (2 No.), Cricket pitch, Soccer fields (2 No.), Off-Carparking (100 Spaces), Picnic Tables (3 No), Bins (5 No), Park Benches (5 No) Spectator Bench Seating (26 No), Team Shelters (2 No) Floodlight Towers (18 No), Childrens Play Equipment (1 No), Climbing Play Equipment (1 No), Drinking Fountain (1 No), Brick BBQ (1 No)
Condition of Buildings:	<p>Toilet Block: 1972 Fair condition</p> <p>Equipment Store Building: 1972 Fair condition</p> <p>Hall: 1973 Fair condition</p> <p>Tennis Amenities Building: 1980 Fair condition</p> <p>Soccer/Cricket Amenities Building: 1991 Good condition</p>
Existing Uses:	Cricket, Soccer, Netball, Tennis, Passive Recreation
Leases / licenses / bookings:	N/A
Caveats / easements:	N/A



L to R: Lower soccer and cricket field, Tennis courts, Upper soccer pitch

1.3 Objectives of this Plan of Management

Bathurst Street Park has been developed primarily for active recreation by Holroyd City Council and associated user groups. The relatively high quality of landscape setting and adjoining passive recreational areas means that the park also has a strong local parkland role which complements active recreational use.

This Plan has been prepared to provide a coordinated framework for decision making on enhancement and management of the park and therefore aims to integrate the vision and needs of the community and Council in the park's future management and development. Whilst needs are expected to continue to focus primarily on sporting activities, improvements are possible to the function of these uses which would improve the long term quality of the park.

General objectives addressed in this plan include the programs and strategies that are expressed in documents including HCC's "Management Plan" and "State of the Environment Report", along with Holroyd City Council Policies, Codes and its Delegated Authority Manual. Direction was also obtained via discussion with Council staff and relevant user groups. In addition to addressing the core objectives for open space management of community lands categorised as "Park", Council's specific objectives of this POM are to:

- ensure that Bathurst Street Park is conserved for recreational and passive recreational purposes
- ensure the park is a visually attractive, safe environment, available and accessible for use by all sectors of the community
- achieve a consistent and responsible approach to the management and maintenance of the park's resources
- provide adequate, equitable, safe and appropriate services for the community that meet reasonable community expectations and are managed efficiently
- manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations while being visually attractive and pollution free, and operates with minimum impact on adjoining land holders

1.4 Community Consultation

The draft revised Plan of Management has incorporated two community forums in its development. These have included an initial issues forum and a follow up actions and priorities forum.

This draft document will be placed on public display for 28 days plus a 14 day ongoing response period [42 days total] in accordance with the Local Government Act. The exhibition will allow interested parties an opportunity to comment on the Draft Plan. These comments will be considered by Council and the final document amended where appropriate.



Images from Forum held at Bathurst Street Park Hall on Friday August 26th, 2005

2. CONTEXT

2.1 Regional Significance

Covering an area of approximately 5.5 ha, Bathurst Street Park is located between Bathurst Street and Ballina Street, and has a strong relationship to surrounding residential areas (refer Figure 1.1). The Park forms an important component of the recreational facilities managed by Holroyd City Council and is an example of a sports oriented park also effectively catering for local passive recreational use.

Bathurst Street Park is used for district competition sports such as cricket, soccer, netball and tennis. The netball courts whilst well used are limited in their capacity to cater for competition use as this is usually catered for in large multi-court complexes. Teams playing on the sports fields may travel to the Park from areas outside the Holroyd Local Government Area. The details of recreation demand for the Park are discussed in more detail in Section 2.3 of this Plan.

2.2 Cultural and Historical Significance

Bathurst Street Park plays a role in the cultural fabric of Holroyd. It is used by several sports clubs for a range of activities including:

- Organised sport (competition)
- Sports practice and training
- Club and public recreation (tennis)
- Playgroup use

Bathurst Street Park was dedicated as open space in sections between 1965 and 1973. The park was developed for playing fields in 1969.

The Hall, Equipment Store and toilet block were developed in 1972. The tennis courts and amenities block were developed in the early 1980's with the soccer pavilion and amenities constructed in 1991. The current layout of facilities is indicated on Figure 2.1.

2.3 Physical Site Factors

2.3.1. Climate

The climate at Bathurst Street Park is typical of the western suburbs of Sydney. The months of highest rainfall generally occur from January to June and the area receives an average of 970mm of rain a year. In the Greystanes area temperatures range between 4 and 34 degrees Celsius.

2.3.2. Landform and Drainage

The site displays a varied topography. Elevation is highest in the north where the site adjoins Bathurst Street. The soccer field lies at the top of a ridge line which falls to the west and steps down to the east to the soccer and cricket field. Management of drainage / runoff is an issue to the western boundary where kerbed edges have been provided to catch and direct runoff. The western side of the lower (east) playing field does hold water after rainfall, which can cause problems for sporting use. An open dish drain has alleviated this issue, although the field can still be affected after sustained rainfall.

The embankment that forms the level change between upper and lower fields is broken at its centre by the soccer pavilion but does provide for viewing of the lower field.

SITE LAYOUT AND ADJOINING USES

Figure 2.1



2.3.3. Vegetation

The Bathurst Street Park consists primarily of maintained grassed fields and adjoining areas. No significant remnant natural vegetation occurs within the Park. The existing tree canopy consists of planted native trees on the perimeter of the playing fields and boundaries of the park, as well as some planting beds containing ornamental shrubs and ground covers.

Predominant tree species include:

- Eucalyptus sp.
- Melaleuca sp.
- Casuarina sp.
- Leptospermum sp.

2.3.4. Fauna

Due to the limited extent of indigenous vegetation and maintained grass character of the site, the wildlife habitat of value within Bathurst Street Park is generally limited. In addition, the site is essentially isolated and has no physical connection with other areas of remnant indigenous vegetation.

Native tree planting around the perimeter of the park does provide limited habitat for those bird species and fauna that have adapted to the urban environment.

2.3.5. Buildings and Structures

The buildings on site are generally highly utilitarian with a focus of vandal resistance, being generally of 'municipal' style architecture. This character and the extent of chain wire fencing create an institutional 'feel' to the buildings, which are quite utilitarian.

Buildings on site include:

- Tennis Amenities
- Soccer / Cricket Amenities
- Hall
- Toilet Block & Equipment Store at southern end, next to Ballina Street.

The locations of buildings and structures are indicated on Figure 2.1.

The high level of security to buildings means that the alternative or dual use of these spaces is harder to facilitate.

2.3.6. Services

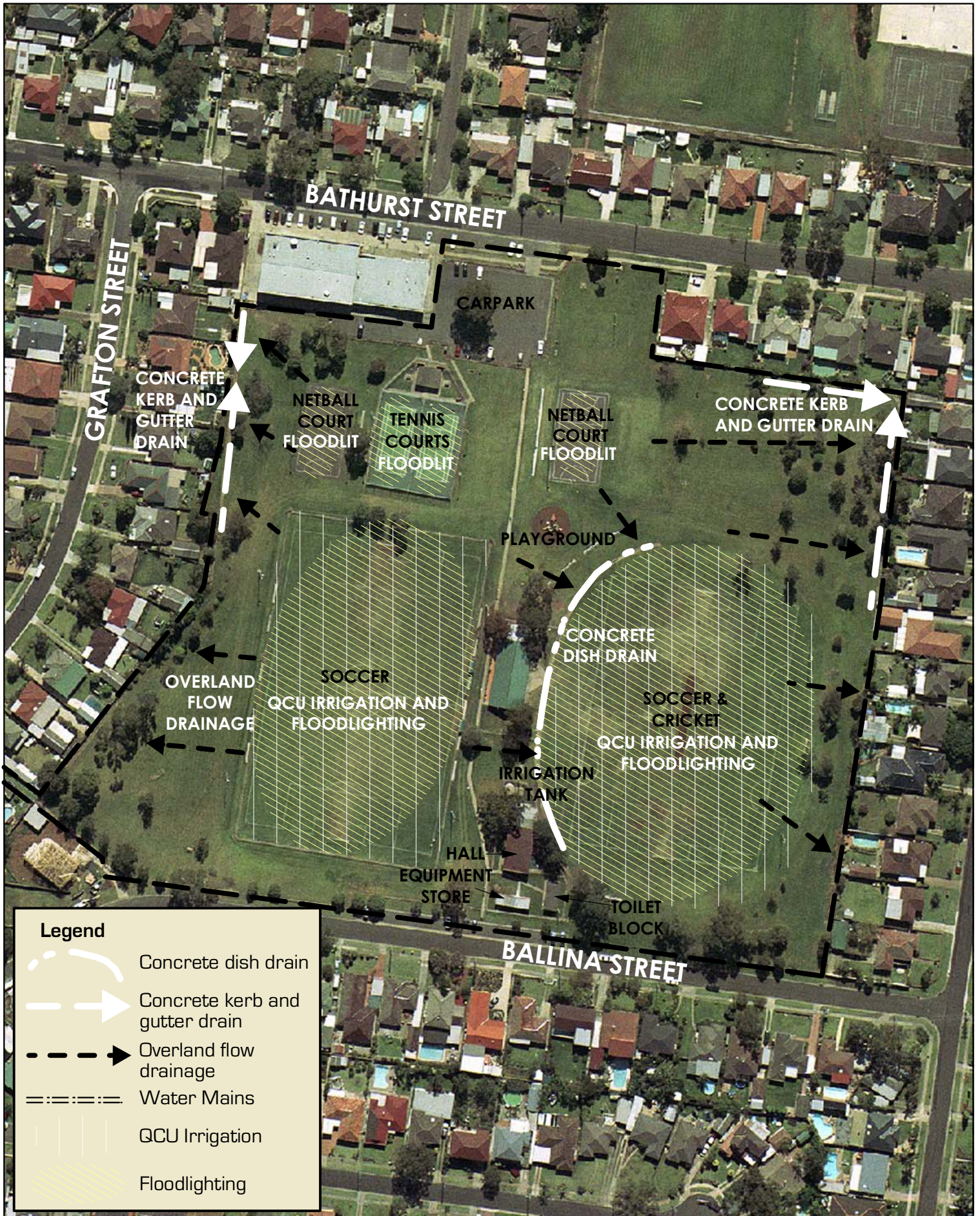
The location of existing services and drainage is illustrated on Figure 2.2 and summarised below.

Water, sewer, gas and electricity services are all readily available to the site. Water and electricity are supplied to the soccer / cricket pavilion, tennis amenities block and playgroup building.

Training level lighting is provided to both soccer fields, tennis courts and netball courts. It is noted that the arrangement of courts in a dispersed fashion creates duplication of lighting infrastructure and controlling.

There are a number of bins located through the park but litter is a recurrent problem near the carpark and local shops in the north west of the park.

There are a number of quick coupling irrigation valves installed throughout the park. A pop-up irrigation system is operated by a fully automatic timer and is not yet connected to the Council's central control irrigation system (*Cloudmaster* compatible). The existing irrigation system serves both fields however the water tank does not have the capacity to irrigate both fields at the same time. Wires connected to a controller box adjacent to the water tank have been installed to enable the remainder of the park system to be converted to automatic in the future.



2.4 Visual Character

The park is located on a local high point. This gives it an attractive outlook in, in particular to Prospect Hill and the related attractive rural backdrop.

The Bathurst Street frontage is constrained by the adjoining local shopping complex and dominated by the shop / park carpark, and a sparse landscape character. This results in a less significant and effective frontage and park entry experience than is justified on this frontage. To Ballina Street the frontage is significantly larger and open to views from the road and adjoining housing. Tree canopy to this area provides a dappled character. Refer Figure 2.3.

Views into the site from residential areas adjoining the park perimeter are limited due to topography and fence lines. Views into the park are available from the larger and more elevated of these residences and a number also have gate access through their backyards.

Views from within the site are most interesting from the area of highest elevation, to the central / northern zones of the park and along the central walking path.

Looking out of the park from the western soccer pitch there are favourable views to the Prospect Hill ridgeline to the west. This is a place of significant cultural and historical value for the area.

The topography and the visual amenity of the scattered tree plantings in particular to park boundaries provide overall an attractive quality of visual amenity to the landscape setting.

Visually obtrusive features within and surrounding the Bathurst Street Park include the adjacent residential fencing, which is in various states of disrepair, and lacks continuity in materials and appearance.

The facilities buildings are not visually appealing and receive very little buffering / softening by vegetation. There is evidence of some vandalism including graffiti.

The degraded chain wire fencing enclosing facilities such as the tennis courts and soccer pavilion creates an institutional character to these buildings and detracts from the general site amenity, therefore replacement is recommended.

To the northern edge of the site, the shopping complex presents a bland 'back of house' to the park and in combination with the stark carparking area adjoining, lowers the character of this area.



LANDSCAPE AND VISUAL CHARACTER

Figure 2.3



2.5 Current Recreational Usage

2.5.1. Introduction

The user groups for the four main sports provided in the park are different in nature but typically these have coexisted in Bathurst Street Park.

Due to the specialised nature of the recreation facilities provided in Bathurst Street Park and the planned separation of the park's different facilities, conflicts have been minimised.

2.5.2. User Demand

Bathurst Street Park is used primarily by clubs for organised team-oriented sports on a recurrent basis. It is important that the passive recreational values of the park are recognised and sustained in ongoing management. The 2004 Holroyd Open Space and Recreation Strategy identified that Bathurst Street Park should continue to cater for organised sporting uses as currently occurs.

There are several main groups that use Bathurst Street Park. These include:

- Greystanes Cricket Club
- Greystanes Soccer Club
- Cougars Netball Team

The park is used by local schools in the area such as Greystanes High School and Beresford Road Public School.

The park also provides through access for pedestrians and cyclists between Bathurst Street and Ballina Street and a secondary access to Grafton Street.

There are limited BBQ and picnic facilities, (which are located within the Soccer/Cricket Amenities Compound).

2.6 Planning Considerations

2.6.1. Adjacent Land Use

Bathurst Street Park is surrounded predominately by residential development to the northeast, east, south and west. The Greystanes High School is immediately adjacent to the park on Bathurst Street to the north west. The school utilises the sporting facilities at Bathurst Street Park on a regular basis.

Bathurst and Ballina Streets are local streets experiencing generally low traffic flow. Traffic impact from these streets does not significantly affect park use.

Parking provision for park users occurs to the off street area adjoining Bathurst Street and as ninety degree angle parking to Ballina Street. For major games (high use periods) parking demand can extend to Bathurst and Ballina Streets impacting resident amenity.

2.6.2. Zoning and Planning Controls

Bathurst Street Park is zoned 6(a) Open Space and classified as community land.

The Holroyd LEP identifies the aims of this zoning as to:

- identify land which is currently used or is intended to be used for the purposes of open space or public recreation
- allocate sufficient open space to serve the present and future recreational needs of residents and visitors
- enable development associated with, ancillary to or supportive of public recreational use

Within these areas the following works can be undertaken without development consent:

- landscaping
- gardening
- bushfire hazard reduction

The following activities are not permitted without development consent (except that Council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycleways in this zoning without obtaining its own consent):

- construction of advertising structures
- buildings for the purposes of landscaping
- caravan parks
- child care centres and children's playgrounds
- drill grounds
- forestry
- public baths
- public reserves
- racecourses
- recreation areas and facilities
- showgrounds, sportsgrounds and tourist facilities
- utility installations
- uses or buildings associated with those purposes which are under the care, control and management of the Council

Purposes other than those listed are prohibited in areas zoned 6(a) Open Space.

2.6.3. Access and Circulation

The park is open to both Bathurst and Ballina Streets for pedestrian access. The primary circulation route runs north - south through the centre of the park and relates to formal entry / exit points to those two street frontages.

There is further access via a narrow pathway from Grafton Street that enters the south west corner of the park.

Access and circulation is indicated on Figure 3.1.

A number of residences adjoining Bathurst Street Park have gates from their backyards to the park.

Low timber barriers are aimed at restricted public vehicular access to areas beyond roadways and carparking areas. The largest carpark by area is situated at the northern end of the park and extends around the block of shops in the north western corner.

The Bathurst Street entry is presently used for both pedestrians and public vehicle access. Few conflicts are understood to arise from this situation.

Pedestrian circulation within the park beyond the north-south spine is generally informal with concrete pavements catering for access around sporting pavilions. Access provision to the sporting areas and buildings for disabled persons is currently limited.

Dedicated car spaces for disabled persons are currently provided in the Bathurst Street parking area.

2.7 Statutory Requirements

2.7.1. Local Government Amendment (Community Land Management) Act 1998

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management.

Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA).

For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

2.7.2. Categorisation

The following tables outline the applicable community land categories of sportsground and General Community Use for Bathurst Street Park and includes the Guidelines for categorisation as listed in the Local Government (General) Regulation 1999 and core objectives for management of community land as listed in the local Government Act (Community Land Amendment 1998).

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Sportsground	<ul style="list-style-type: none"> ▪ The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. 	<ul style="list-style-type: none"> ▪ Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. ▪ Ensure such activities are managed having regard to any adverse impact on nearby residences

Refer to Figure 2.4 for extent of categorisation.

2.7.3. How this Plan addresses the requirements of the Local Government Act

Core Objective	Performance Criteria	Means	Assessment
Sportsground			
Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games	The parks potential to cater for organised sporting use is optimised	(a) Maintain active recreation usage of the park where compatible with physical carrying capacity of park and generally compatible with other park values	Existing organised sporting needs addressed
			Physical and usage conflicts minimised
	The park integrates a passive recreational role for the local community	(b) Enhance extent and quality of non playing field areas for passive recreational use	Local resident use of park for passive recreational use is improved
Ensure that such activities are managed having regard to any adverse impact on nearby residences	Impacts arising from recreational use of park are minimised and effectively mitigated where unavoidable	(d) Liaison with sporting groups to maximise public transport and / or bus access to park on event days	Impacts of event day parking minimised
General Community Use			
Promote, encourage and provide for the use of the land, and provide facilities on the land to meet current and future needs of the local community and the wider public in relation to: (a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and (b) purposes for which a lease, license or other estate may be granted in respect of the land (other than the provision of public utilities).	Effective community use and benefit from lease area	(d) Optimise public benefit of playgroup building for multiple community uses managed through Park Committee	Use of playgroup building improved

COMMUNITY LAND CATEGORISATION

Figure 2.4



2.8 Management

Holroyd City Council is entirely responsible for the management of Bathurst Street Park. Aside from the standard regulations that apply to the park, groups using the park are generally regulated through the Bathurst Street Park Committee. Large groups need to apply to Council in order to hold formal gatherings or organised sports within the park. Coordination between Council and the Bathurst Street Park Committee is important to ensure that conflicts between user groups do not eventuate.

Management responsibilities are discussed in more detail in Section 4.2.

2.9 Maintenance

Maintenance of Bathurst Street Park is the responsibility of Holroyd City Council. Whilst a full analysis of maintenance activities is beyond the scope of the report, the following is a summary of current maintenance activities:

- maintenance of grass areas and tree planting
- grass cutting throughout the year and during the warmer months when growth occurs
- general maintenance including garbage removal and repairs as required
- regular inspection of play equipment and implementation of repairs as required

The Parks and Gardens Maintenance Crew operate from the maintenance depot and carry out landscape and general maintenance in the park. This crew also services other parks in surrounding areas.

Council's Building Maintenance Crew maintains all structures in the park.

Complaints about the upkeep of the park have been relatively few indicating a user perception that the park is generally well maintained.

The extensive open grass areas that are a feature of the park require a high level of maintenance. In addition, the large numbers of trees in grassed areas along the perimeter of the park are difficult to maintain. Replacement of grass with mulch may be considered in some of these areas in order to reduce ongoing maintenance costs or where maintenance is difficult.

2.10 Current Leasing Agreements

There are currently no lease agreements for any part of Bathurst Street Park.

2.11 Staffing

Maintenance of Bathurst Street Park is carried out by crews employed by council as identified in Section 2.9.

2.12 Community Involvement

Review and updating of this Plan of Management has incorporated several community workshop sessions with the Parks Committee for Bathurst Street Park. Outcomes of these forums have been integrated with the Plan of Management strategies.

Individuals and groups wishing to express opinions or request improvements for inclusion in a future works Parks Program can write to Council at any time.

2.13 Funding

The majority of funding for general maintenance and improvement works at Bathurst Street Park comes from rate revenue.

Holroyd City Council spends approximately \$15,000 p.a. on maintenance and improvements in the park.



3. MANAGEMENT STRATEGIES

3.1 Introduction

The primary objective of this Plan of Management (POM) is to provide a framework for the future management of Bathurst Street Park. Management of the park must be in line with Council's vision for the Holroyd Council Area and its objectives for land zoned 6(a) Open Space and other objectives stated in this document.

This Plan provides a basis for the ongoing care and development of Bathurst Street Park in response to demand and the availability of funding. Funding will be a major factor determining the timing of implementation of actions identified in the POM.

3.2 Management Philosophy

Council's management direction for Bathurst Street Park will remain in line with those adopted for areas zoned 6(a) "Open Space" as outlined in section 2.6.2, in addition to those listed in section 1.3 of this Report.

The plan will address the management philosophy for the park which aims to provide an effective range of facilities for both long term and temporary to facilitate enjoyable and memorable community passive recreational use in an attractive and sustainable environmental and landscape setting.

In particular this philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community need for recreational and open space experiences.

3.3 Community Values, Roles & Issues

Community values and roles have guided the development of the Plan of Management revision in. In brief these are identified as:

- A multifunctional parkland addressing a variety of community needs
- A flexible parkland catering for both local and district usage with minimal conflict.
- A landscape setting of renewal and ongoing evolution
- A landscape setting that enhances the quality of active and passive recreational use and optimises the parks role as an urban open space providing 'green relief'.

3.4 Provision of Facilities

Recreation

The recreational facilities provided within Bathurst Street Park have been developed in accordance with Council's past planning strategies and objectives to suit the needs of user groups. However a number of issues need to be considered and addressed in ongoing park management:

- improving the quality of park treatments to reduce the institutional character of the park compatible with security requirements and thus improve recreational experiences
- visual and shade plantings to improve the visual amenity of the site
- formalisation of path access
- reinforcement of pedestrian and cycle access
- upgraded lighting to the central access path

While the facilities provided at Bathurst Street Park have been developed to suit the needs of a large range of user groups, a number of issues still need to be addressed in ongoing improvement of the park, including:

- review of local need of netball court (possible relocation) or investigation of siting the two courts together to promote greater efficiencies / site relationships
- construction of an additional mini soccer field to accommodate growing demand from Roo Ball teams
- the need to extend the children's playground to cater for a wider age group range and for children with disabilities
- seating associated with the children's playground
- additional shelter / shade, particularly surrounding the sports fields

Netball Court

Netball facilities suitable for competition purposes are typified by multiple courts and consolidated amenities. The existing courts should be reviewed for their ongoing viability in this context. The potential to relocate courts to consolidate into one 'footprint' in the park, should be investigated.

Playground

The existing children's playground within the park is well patronised. The configuration is such that it is mainly suited to younger children, at the expense of the more physically developed older age groups. The existing playground does not provide adequate access for children with disabilities, and has a lack of shelter for children and accompanying adults.

In order to address these issues, it is proposed to complement the existing playground by developing additional play facilities including accessible elements. These improvements should be developed as funding permits.

The existing children's playground has a shortage of seating facilities for parents who wish to sit and watch their children. It is proposed to integrate the immediate surrounds of the playground as additional seating and improved pedestrian access.

3.5 Access and Circulation

The Plan aims to address the need for convenient and safe access and circulation throughout the park by identifying objectives and by proposing solutions to key access issues.

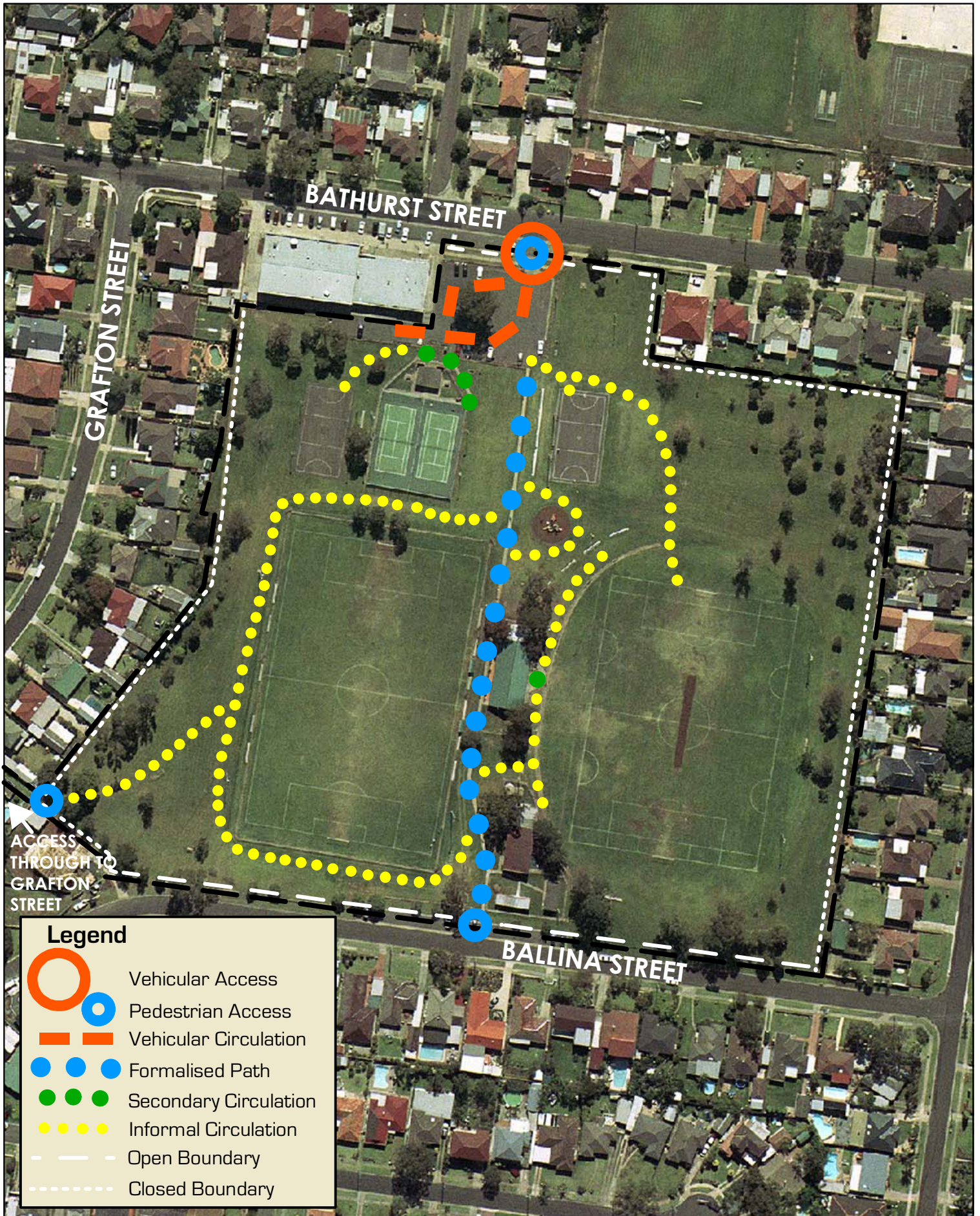
Pedestrian access into and within the park is currently focused on the central north-south spine. This route is appropriate to be reinforced as the key access route in the park. However to enhance access to all facilities additional paths may be considered. These should be evaluated against their potential to impact visual character and passive recreational amenity in the park. As such the key strategies would include:

- Path access from the Grafton Street access path linking to the central path
- Path access loop around playground linked to central path
- Path access to the netball and tennis courts

Council has sealed and marked out the carpark in order to formalise this important access and entry point into the park. Dedicated car spaces for disabled persons should be formalised.

ACCESS AND CIRCULATION

Figure 3.1.



3.6 Health & Safety Issues

The park environment is of reasonable quality and as a consequence health and safety issues identified at Bathurst Street Park are limited. Those needing to be addressed include:

- the need for shade trees and / or structures over the play facility
- the need for shaded seating adjacent to the play facility and near playing fields
- the need for visual and access buffer at the rear of the shopping centre and near carpark
- the need for enhanced lighting along the central path access route

Owing to the general lack of shade, priority should be given to providing additional shade planting similar to the vegetation already growing in the park. The play equipment may also be provided with a shade canopy if this is the most effective means of shade provision.

Where native tree canopy is the dominant tree character such as at Bathurst Street, the need to ensure that there are winter seating areas with solar access is important. Deciduous planting may also be appropriate but species selection should be considered carefully [refer Section 3.8].

3.7 Maintenance

In general there is user satisfaction with the standard of upkeep of Bathurst Street Park. However there are a number of maintenance issues that should be addressed, including:

- Potential use of recycled stormwater for irrigation
- the need to reduce the extent of difficult to maintain areas
- Investigation into more appropriate siting of rubbish facilities to reduce littering
- recycling bins to allow waste types to be separated at their source
- The general tidiness of adjoining properties fences and associated planting

Irrigation

Water tank facilities are to be provided to ensure future adequate turf maintenance is not compromised during periods of low rainfall. Potential for collection and storage of roof water from shopping centre buildings for irrigation purposes.

Ease of Maintenance

In order to reduce maintenance levels associated with lawn mowing, it is proposed to progressively replace grass with mulch around boundary tree planting areas. Mulch should be topped up on a regular basis to ensure it continues to suppress weed regrowth with potential for establishment of native grass groundcover.

Litter

At present there is a problem with litter maintenance that appears to be associated with the adjacent shops. More accessible and nodally located rubbish facilities may assist to improve this situation. This needs to be considered in the context of potential that residents may use park bins for domestic rubbish.

Recycling

As part of Holroyd Council's commitment to recycling it is recommended that special bins for both aluminium cans and glass bottles be supplied near the Bathurst Street entrance to the park, next to the carpark and also alongside the amenities building located in the centre of the park.

Residential Boundaries

By working collaboratively with the adjoining property owners, Council can address the issue of unfavourable visual impact from fences and backyards. A general vision needs to be set by Council to work towards a more uniform standard of fencing and visual treatment.

3.8 Landscape Improvement

3.8.1. Introduction

Council sets aside funds annually for park landscape improvements, street tree planting and also for the supply of trees to ratepayers, schools, community groups and Local Committees upon request. These works are carried out as required and as funds permit.

Tree planting may be used to address a number of issues associated with poor physical and visual amenity.

Planting should take into consideration:

- areas particularly near buildings where shade is required in summer and sun penetration in winter
- visual buffering of poor views such as the shopping centre 'back of house' and rear carpark should be integrated with built form improvements in this area
- landscape enhancement of passive recreation to provide grassed areas with groups of shade trees to provide an open woodland character
- playing fields should be broken in expanse by groves of trees at corners and between fields
- planting along existing / new paths
- landscape development associated with the pedestrian pathway system should aim to create a consistent element that threads through the park to unify the varying character of different areas and facilities
- landscape treatment of facilities such as the children's adventure playground should aim to create distinctive visual character to Bathurst Street Park

Any trees removed in the construction of the proposed Roo Ball field should be replaced with appropriate species elsewhere on site, according to the considerations above.

Other landscape strategies not relating to planting include:

- refurbishment and upgrading of existing chain wire fences to reduce visual impact on park character

Detailed design of landscape treatments through out the park should be carried out as required and as funding permits, to integrate all design elements in a coordinated scheme.

3.8.2. Recommended Species

Planting strategies aim to perform the functions listed by using predominantly native species, supplemented by exotic species that are known to perform well on the Cumberland Plain and are able to provide shade for persons using facilities through out the park.

A number of issues related to planting have been identified at Bathurst Street Park, including desirability of additional tree canopy but also sufficient planting to ensure security levels are maintained for adjoining properties.

Design must consider the anticipated shade expected to be provided by these trees as they reach maturity as a basis for planning of additional shade tree planting.

Informal tree planting would be desirable around the perimeters of both sports fields to allow spectators to view sporting events without being exposed to direct sunlight.

The location of trees will need to ensure that shade does not affect the growth of turf or the ovals or interfere with lighting. Possible problems associated with falling tree leaves also needs to be addressed in the selection and placement of tree planting. Trees planted for this purpose should be at least three metres in height and protected with tree guards.

Provision of adequate water supply to allow tree watering during establishment and extended dry intervals is essential for the survival and growth of shade trees.

3.9 Planning Issues

Adjoining Land Use

The character of surrounding urban and residential areas is not expected to change significantly over time. However, increasing urban development of Greystanes to the west will result in higher population in the area and greater demand on sporting and open space amenities. Conversely, the new development area will extend the range of recreational and open space settings and experiences available to residents.

Council should monitor issues related to the extensive residential interface to the park. In addition to the desirable unification of fence treatments, issues of encroachment, garden escape, and impacts of park use on residential amenity need to be monitored.

In accordance with existing legislative requirements, owners of land adjoining the park will need to be consulted before any major works are undertaken. Through close liaison with Council issues affecting adjoining land users can be quickly and effectively addressed.



4. IMPLEMENTATION

4.1 Introduction

While the existing management structure of Bathurst Street Park has been effective in the care and control of this important open space resource, future management decisions will need to be addressed in the context of this Plan of Management. Implementation of the Bathurst Street Park Plan will be an ongoing process in response to community expectations, user requirements, the availability of funding and other circumstances as they arise.

4.2 Management Structure

As the management and development of Bathurst Street Park involves the cooperation of several major user groups, it is essential to have a clear definition of management responsibilities as well as the involvement of a range of people with the necessary management skills and experience.

These groups and their respective responsibilities are summarised below. It should be noted that some of the responsibilities described below represent current management practices.

Holroyd City Council

- Core responsibility for development and management of Bathurst Street Park
- Budget allocation for development and maintenance of Bathurst Street Park
- Allocation of resources (financial, human and physical) for effective development of the park
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities in the park
- Maintenance of Soccer fields, Cricket pitch, Netball Courts and associated facilities.

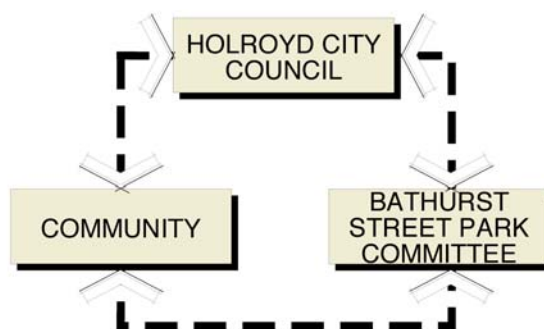
Bathurst Street Park Committee

- Seeking opinions, expectations and needs of community in relation to the park
- Providing advice to Council on the requirements of the community as well as those of relevant authorities and organisations
- Identifying sources of funding
- Coordinating uses of the hall by special user groups, including bookings, fee collection, etc.
- Management of the Tennis Courts and its associated facilities.
- Co-ordination of all user groups.
- Management of hiring of all the facilities.
- Reporting vandalism and misuse of the park to Council and proposing actions to prevent these.

The Community

- Liaison with Council regarding use of the park
- Presentation of requests and proposals to Council for development or upgrading of facilities in the park.

It is proposed that these three groups will work together to deal with park management issues as they arise. The relationship between these groups is illustrated in the following diagram.



4.3 Funding

The timing for implementation of this Plan will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds to the park, HCC needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Holroyd Council provides funding for regular maintenance of the park in its annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance and facility provision in all Community Land areas.

Funding for Bathurst Street Park should reflect its importance as a sporting venue and passive recreation destination.

Council has obtained grant funding that has allowed staged development of the park and facilities within it. While additional grant funding is likely to be available in future, the timing of this source of funding is difficult to predict. Section 94 funding may become a source of funding for the future, with the development of adjoining residential communities.

4.4 Priorities

In order to provide a framework within which to commence implementation of the Plan of Management a prioritised schedule of actions has been prepared. Prioritisation of works assists Council in allocating the financial, human and physical resources required for implementation of the Plan.

The following list of criteria has been used as a guideline when determining the priority rating for each action:

H - High Priority (Short-term)

- safety issues where there is high probability of injury occurring
- work needed to ensure the essential function of the park is not compromised
- work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, etc, (eg. in line with the requirements of the Environmental Protection Act and Soil Conservation Act, EPA Act etc).

M - Moderate Priority (Medium-term)

- ongoing preventative and remedial maintenance of existing park assets
- work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- works aimed at reducing ongoing maintenance costs

L - Low Priority (Long-term)

- works aimed at improving the aesthetic quality of the park
- works aimed at enhancing habitat value

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

Implementation Schedule

The following schedule lists each proposed management action, giving it a priority rating as determined from criteria above. Each activity is also listed against a performance indicator and its current status is noted.

The status rating is as follows:

O - **Ongoing** - this denotes activities that take place as part of the normal maintenance routine of the park.

P - **Proposed** - these activities have been proposed by the Plan of Management, but work on these activities has not been commenced.

Co - **Commenced** - this refers to proposed activities for which work has already begun.

Cp - **Complete** - this refers to activities that have been completed (their performance indicators have been fulfilled) since the last Plan of Management Review.

Index for Symbols

HCC	Holroyd City Council
BSPC	Bathurst Street Park Committee

The following schedule should be reviewed annually for the purpose of scheduling works for inclusion in Council's annual works program, as well as for monitoring of performance indicators.

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
0.0 Planning & Management					
0.1	Design path extensions to best link in a universally accessible manner the Grafton Street entry and access to the play facility	H	HCC	Plans for new path layout provided	P
0.2	Design tree canopy improvements	H	HCC	Canopy improvements developed for implementation	P
0.3	Develop a Roo-ball / mini soccer field in the north east corner	H	HCC	Roo ball field provided	P
0.4	Replace trees removed during construction of Roo-ball field	H	HCC	Trees planted	P
1.0 Landscape Improvements					
1.1	Buffer planting of adjacent residential areas including potential native grass understorey	M	HCC	Adjacent residential areas adequately screened	P
1.2	Shade planting around sports fields and playground and to path access	H	HCC	Shade trees provided	P
1.3	Amenity planting around facilities and pavilion buildings	H	HCC	Buffering of buildings and enhanced park amenity	O
1.4	Review potential for providing a degree of unified quality to boundary fence	M	HCC	Unification of fence quality and/or appearance and enhanced visual amenity of park	P
1.5	Upgrade character of Bathurst Street frontage -tree planting -tree/shade planting to carpark -path link -signage	M	HCC	Character and function of entry improved	P
1.6	Improve appearance of rear of shopping centre when viewed from the park	M	HCC	Improved visual appearance	P
2.0 Access & Circulation					
2.1	Connect path access from Grafton Street access path	M	HCC	Effective access provided	P
2.2	Provide access loop to playground	H	HCC	Effective access provided	P
2.3	Provide path access to netball and tennis courts	H	HCC	Effective access provided	P
2.4	Upgrade existing park signage	H	HCC	Adequate signage erected	P
3.0 Site Facilities					
3.1	Upgrading of children's playground	H	HCC	Playground suitable for wider age range of children	P
3.2	Removal of old playground equipment elsewhere in park	H	HCC	Old playground equipment removed	P
3.3	Provide recycling facilities	H	HCC	Facilities provided	P
3.4	Rationalise where possible and replace chain wire fencing surrounding sporting facilities	H	HCC	Fencing upgraded and visual impact reduced	P
3.5	Review ongoing role of netball courts. If appropriate to retain in park – review opportunities to consolidate to improve efficiency of facilities (eg lighting) and extend quality of passive recreational areas	H	HCC	Decision made regarding the future of netball facilities at the Park	P
3.6	Skateboard ramp in western area of park	M	HCC	Skate ramp provided	P
3.7	Provide additional water tank facility	M	HCC	Water tank provided	P

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
4.0	Maintenance				
4.1	Preventative maintenance	M	HCC	Park adequately maintained	0
4.2	Remedial maintenance	M	HCC	Park adequately maintained	0
4.3	Sustainable maintenance costs	M	HCC	Maintenance costs monitored	0

4.5 Staffing

The current level of staffing at Bathurst Street Park is adequate to maintain an acceptable quality of landscape and recreational opportunities during non-peak periods. However, during peak periods additional staff may be required to address problems associated with weed proliferation and general turf wear. In addition maintenance capacity will need to be reassessed if new facilities are provided.

4.6 Commercial Development Opportunities

Holroyd City Council has no current plans for development of commercial facilities within Bathurst Street Park. Holroyd Council is not currently considering any applications by private or community organisations to develop commercial facilities in Bathurst Street Park.

4.7 Leases and Licenses

What are leases, licences and other estates?

The Local Government Act, 1993 allows Council to grant leases, licences and other estates over all or part of community land. Leases and licences are a method of formalising the use of land and facilities. Leases and licences can be held by groups such as community organisations and schools, and by commercial organisations or individuals providing facilities and/or services for profit.

A lease will be typically required where exclusive use or control of part of Bathurst Street Park is desirable for effective management to meet community needs. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the park justifies such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The definition of "estate", under Section 21 of the Interpretation Act, 1987, includes other rights over land, such as easements, including "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity".

Existing leases, licences and other estates

There are currently no existing leases, licences and other estates in operation at Bathurst Street Park.

Authorisation of future leases, licences and other estates

To comply with the Local Government, 1993, this Plan of Management must clearly specify the leases, licences and other estates that are authorised on community land within Bathurst Street Park. Occupation of community land by leases, licences and other estates that apply to the park are set out in Sections 46, 46A, 47, 47A, 47C and 47D of the Local Government Act, 1993.

Council may also consider leases or licences for uses that are compatible with the recreational and residential values of the park.

Operation of such uses must be on the condition that fees / profits gained contribute to park maintenance and enhancement.

These and any other applications for granting of lease or license or for conducting of a temporary activity on site not addressed expressly by this plan must be assessed by Council in accordance with the Local Government Act.

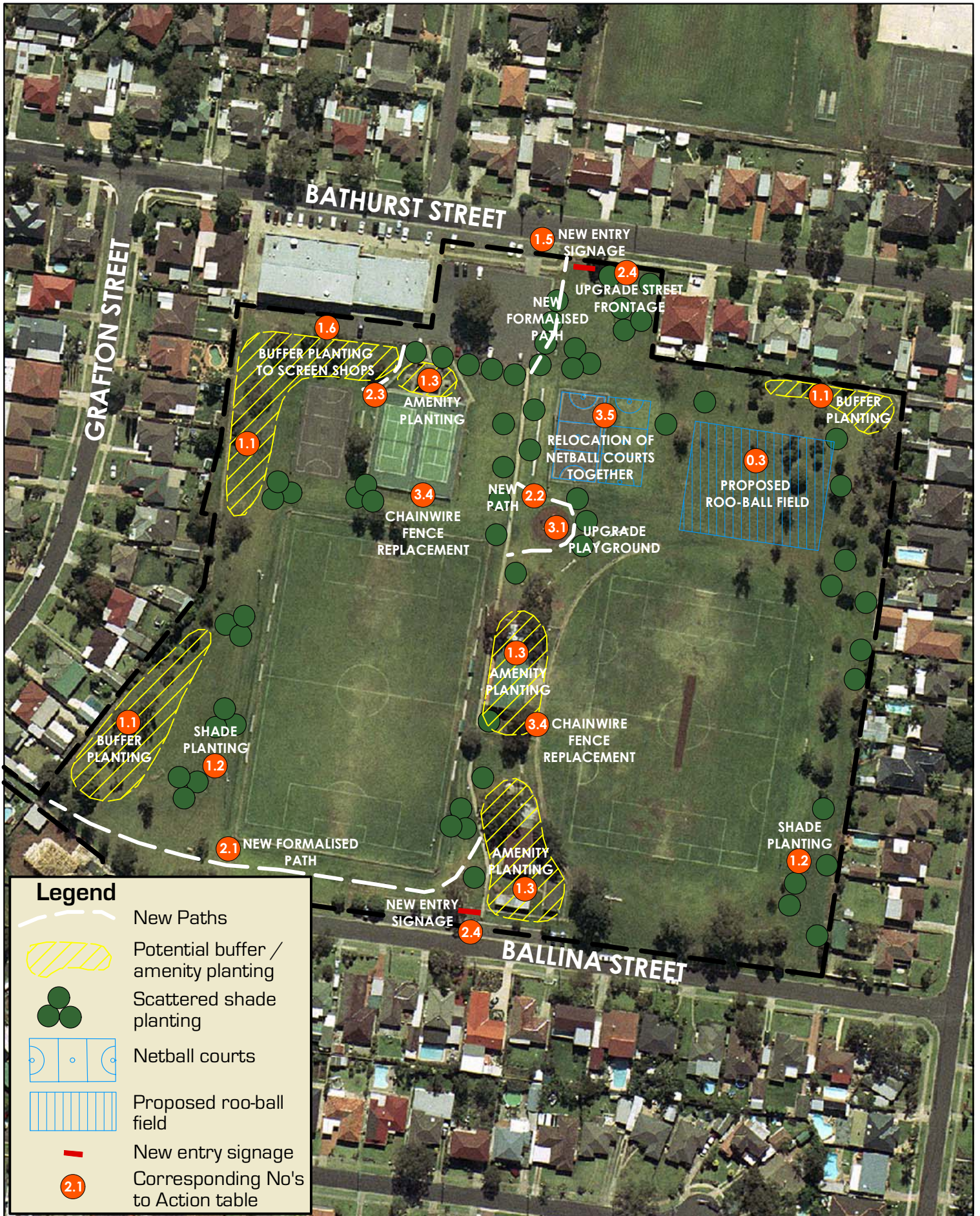
Generally leasing or licensing other than that addressed will require revision and re-exhibition of this Plan of Management

4.8 Plan of Management








As noted in Section 4.4, priority works will be considered by Council each year for budgeting and setting of implementation targets as well as for consideration of other works as needed or determined.

In addition to this annual assessment, reviews of the Plan will be carried out when necessary to up date the plan to reflect any changing circumstances and community needs.





Legend

-  New Paths
-  Potential buffer / amenity planting
-  Scattered shade planting
-  Netball courts
-  Proposed roo-ball field
-  New entry signage
-  Corresponding No's to Action table